

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-278</u></a>	<a href="#"><u>IGLESIA BAUTISTA NUEVO AMANECER, INC.</u></a>
<a href="#"><u>02-299</u></a>	<a href="#"><u>JOSE &amp; ELIZABETH FAGUNDO</u></a>
<a href="#"><u>02-307</u></a>	<a href="#"><u>BELVADO PROPERTIES, INC.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 2/20/03 TO THIS DATE:

HEARING NO. 03-2-CZ5-1 (02-278)

9-52-40  
Council Area 5  
Comm. Dist. 13

APPLICANT: IGLESIA BAUTISTA NUEVO AMANECER, INC.

- (1) AU to RU-1M(b)
- (2) Applicant is requesting approval to permit lots with 0' of frontage on a public street (a minimum of 64.65' provided on private drives). (The underlying zoning district regulations require 60' frontage on a public street).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311 (A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: Tract 54 in Section 9, Township 52 South, Range 40 East in FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, Plat book 2, Page 17; less the east 55' and the west 25' (20' described in deed) for right-of-way, and also less the east 696.89' thereof.

LOCATION: Lying east of N.W. 89 Avenue, lying approximately 660' north of N.W. 170 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.11± Acres

AU (Agricultural – Residential)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/23/03 TO THIS DATE:

HEARING NO. 03-1-CZ5-2 (02-299)

10-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANTS: JOSE & ELIZABETH FAGUNDO

- (1) Applicant is requesting approval to permit an addition to a single family residence to be setback 13.7' from the front (east) property line. (The underlying zoning district regulations require 25').
- (2) Applicant is requesting approval to permit an accessory structure (shed) setback 4.5' from the rear (west) property line and setback 6' from the interior side (north) property line. (The underlying zoning district regulations require 5' from the rear property line and 7.5' from the interior side property line).

Upon a determination that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Garage & Utility Room," as prepared by Fidias F. Flaquer, P. E., dated 9/22/01 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 32, Block 59, PALM SPRINGS NORTH, SECTION Q, Plat book 84, Page 98.

LOCATION: 18500 N.W. 83 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 114'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-3-CZ5-1 (02-307)

19-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: BELVADO PROPERTIES, INC.

AU to IU-1

SUBJECT PROPERTY: Tract 10 in Section 19, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY, SUBDIVISION #1, Plat book 2, Page 17.

LOCATION: Lying east of theoretical N.W. 112 Avenue, lying approximately 330' north of N.W. 146 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.87 Acre

AU (Agricultural – Residential)

IU-1 (Industry – Light)